



TOWN RENTALS



☎ 01323 417700



2 Bedroom



1 Reception



1 Bathroom

£1,100 PCM



14 Sanshaw Court 19 The Goffs, Eastbourne BN21 1HF

****AVAILABLE JULY**+£75 FOR WATER RATES**** Town Rentals are delighted to offer to the market this extremely spacious two bedroom top floor apartment with stunning views over Gildredge Park. The property offers a modern kitchen, modern bathroom, spacious living room with a balcony, gas central heating, double glazing, communal gardens and parking space. This property is enviably situated close to local amenities, bus routes, Waitrose and Gildredge Park whilst being a short distance to Eastbourne's town centre.

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Main Features

- 2 Bedroom Top Floor Flat
- Passenger Lift
- Modern Kitchen & Bathroom
- Balcony & Communal Gardens
- Gas Central Heating & Double Glazing
- HOLDING DEPOSIT: £253
- TENANCY DEPOSIT: £1269
- COUNCIL TAX BAND: C
- 6 MONTH INITIAL TENANCY TERM
- EPC: C

Hallway

With laminate flooring, telephone point, radiator, ceiling spotlights, entry phone and doors to-

Living Room

14'7" x 13'9" (4.47 x 4.21)

With laminate flooring, radiator, TV point, ceiling spotlights, door to -

Balcony

With stunning views over Gildredge Park.

Kitchen

9'9" x 7'7" (2.99 x 2.32)

With tiled flooring, a range of wall and base units, single drainer sink unit with mixer tap, integrated fridge/freezer, integrated washing machine, oven and hob with an extractor fan over, window to the side aspect and wall mounted boiler.

Bathroom

With tiled flooring, tiled walls, chrome heated towel rail, low level WC, basin with mixer tap, bath with mixer tap, shower cubicle with rainfall shower and shower attachment, ceiling, spotlights and extractor fan.

Bedroom 1

9'9" x 13'10" (2.98 x 4.23)

With fitted carpet, radiator and 2 x window to front and side aspect.

Bedroom 2

8'7" x 11'3" (2.64 x 3.45)

With fitted carpet, radiator and window to front aspect.

Outside

The property benefits from a communal garden and parking space.

Other Information

****Whilst we make every effort to ensure these details are accurate, we are unable to check telephone and TV connection points, inspect loft access or check the working condition of appliances. To a large extent we do rely on the information provided by the landlord. Contractual obligations may require the rent, holding deposit and tenancy deposit to differ in price than what is outlined above****

